112.0	0005	0019.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,300 /	599,300
					USE VALUE:	599,300 /	599,300
					ASSESSED:	599,300 /	599,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEODAS KATINA
Owner 2:	
Owner 3:	
Street 1:	39 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAKE ROSEMARIE J / ESTATE -
Owner 2:	-
Street 1:	39 REED ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	192,900		406,400	599,300
Total Card	0.172	192,900		406,400	599,300
Total Parcel	0.172	192,900		406,400	599,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.29 | /Parcel: 531.2

Legal Description

User Acct 71362

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

!8707!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,900	0	7,500.	406,400	599,300	599,300	Year End Roll	12/18/2019
2019	101	FV	176,700	0	7,500.	400,500	577,200	577,200	Year End Roll	1/3/2019
2018	101	FV	176,700	0	7,500.	307,700	484,400	484,400	Year End Roll	12/20/2017
2017	101	FV	176,700	0	7,500.	290,300	467,000	467,000	Year End Roll	1/3/2017
2016	101	FV	176,700	0	7,500.	267,000	443,700	443,700	Year End	1/4/2016
2015	101	FV	175,800	0	7,500.	249,600	425,400	425,400	Year End Roll	12/11/2014
2014	101	FV	175,800	0	7,500.	229,900	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	175,800	0	7,500.	229,900	405,700	405,700		12/13/2012

PRINT

Date	Time
12/10/20	23:15:13

LAST REV

Date	Time
07/29/20	14:07:12
danam	

PAT ACCT. 8707

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAKE ROSEMARIE	73678-65	1	11/19/2019		679,000	No	No		
	12503-310		8/20/1973		12,000	No	No		Robert F Lake Sr - DOD: 12/22/2017 BK: 73477

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	559	Solar Pa	14,781					
11/26/2003	1011	Wood Dec	4,200					rem & reb existg d
11/4/2003	944	Siding	8,200					VINYL SIDING
10/5/1998	764	Manual	2,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
9/13/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Measured	372	PATRIOT
11/24/2008	Meas/Inspect	163	PATRIOT
8/8/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
4/11/2000	Inspected	276	PATRIOT
2/4/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.77	6			Ledge	-10					406,350						406,400	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 406,350 | Spl Credit | Total: 406,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262059
Depreciation:	69184
Depreciated Total:	192875

COMMENTS

BMT HAS WATER PROBLEMS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

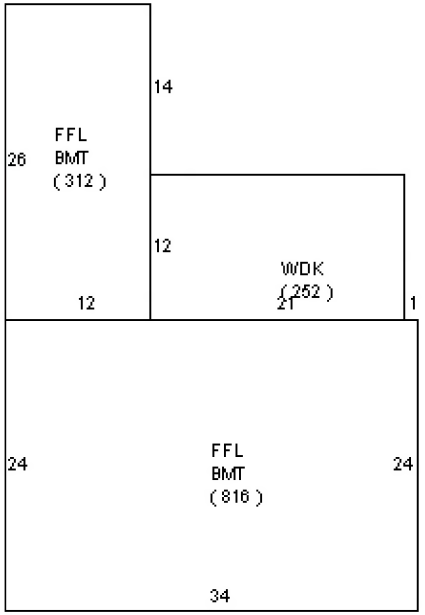
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	76.91
Final Total:	192900	Val/Su SzAd	171.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	38.470	43,395
FFL	First Floor	1,128	128.240	144,652
WDK	Deck	252	9.970	2,512

Net Sketched Area:	2,508			Total:	190,559
Size Ad	1128	Gross Are	2508	FinArea	1128

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

112.0-0005-0019.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	